IDILIQ
ESTATES

# R5461684

Bahía de Marbella

REF# R5461684 2.195.000 €

| BEDS | BATHS | BUILT |
|---|---|---|
| 4 | 3 | 295 m² |

Not every home is designed with aesthetics alone in mind. Some are created around the way we want to live.

This property is the result of years of research by its owners into healthy architecture, bioconstruction and wellbeing, giving rise to a home that is virtually unique in Marbella. Every material, every installation and every detail was carefully selected to create an environment where comfort, silence, natural light and a connection with nature prevail.

From the very first moment, there is a feeling that is difficult to explain. The air, the silence, the constant temperature, the warmth of the wood and natural stone, and the quality of the light create an atmosphere that immediately invites you to relax.

Nothing has been left to chance.

The property features:

A complete renovation carried out practically from the original structure.
Carefully selected natural materials: natural stone, fine woods, leather and organic fabrics.
Low-emission ecological paints and varnishes.
A kitchen made entirely from natural wood.
A handcrafted sofa made by hand using organic cotton and natural feather filling.
Handcrafted solid floor-to-ceiling doors.
High-performance windows with double glazing, solar control and excellent thermal and acoustic insulation.
Reinforced insulation in walls, ceilings and floors to maximise indoor comfort.
Comprehensive waterproofing of the semi-basement.
High-end Daikin climate control with HEPA filtration.
A completely renewed electrical system, designed according to healthy architecture principles.
The possibility of disconnecting certain electrical circuits at night on the bedroom floor.
State-of-the-art LED lighting with no perceptible flicker and a warm colour temperature throughout most of the property.
An advanced water filtration system for both drinking water and general household use.
A Unique Location

The property enjoys a privileged location within Bahía de Marbella.

It is just a few metres from the beach, located on the second line, a position particularly appreciated by those seeking privacy, tranquillity and less direct exposure to the marine environment. From the terrace, simply cross a small garden to reach the sand on foot.

At the same time, the generous landscaped area in front of the property creates an extraordinary sense of openness and privacy. The presence of mature olive trees and cypresses provides shade, beauty and a constant connection with nature.

It is difficult to find a home by the sea offering this level of privacy.

Wellbeing Beyond Luxury

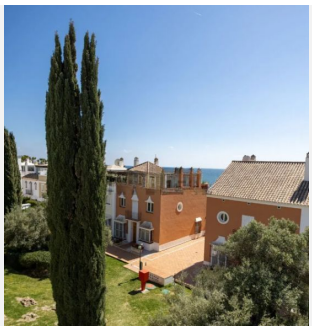
The property also features a spectacular infrared sauna, private gym, generous storage areas, highly efficient climate control, bespoke carpentry and a selection of finishes featuring brands such as Porcelanosa, Roca and Daikin.

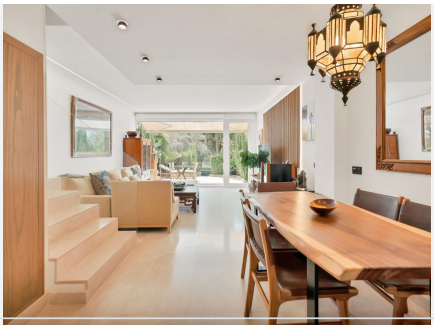
All of this is set within a gated community with 24-hour security, lush mature gardens, fruit trees and direct access to one of Marbella's most exclusive beaches.

Contact us for further information or to arrange a private viewing.
The abbreviated information document is available to you.
7380-BRF

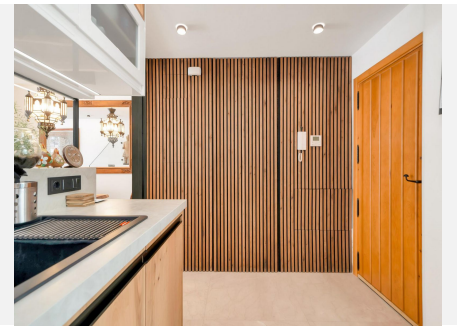
Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989),

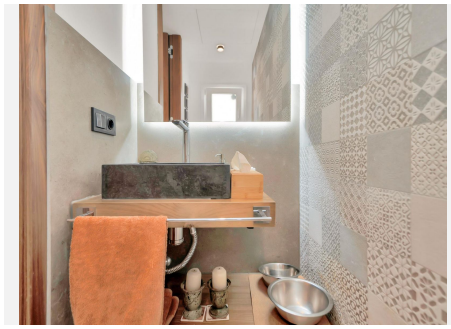
respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (gestoría, if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: €2,585,000. This estimate is indicative only and is ?provided ?in ?accordance ?with ?art. 20.1.c) ?TRLGDCU. The final ?amount will ?depend on ?the ?specific circumstances of ?the transaction ?and the buyer. ?Agency/intermediation ?fees ?are ?payable ?by ?the ?seller.

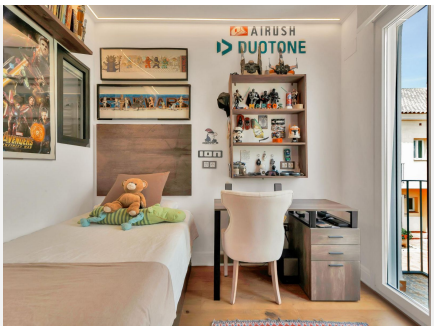




IDILIQ
ESTATES

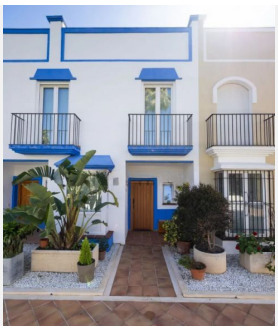






+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

IDILIQ
ESTATES



+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

AIRUSH